

045.0

0007

0006.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

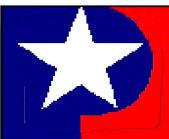
915,500 / 915,500

USE VALUE:

915,500 / 915,500

ASSESSED:

915,500 / 915,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
32-34		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'BRIEN DEREK N & KERRI	
Owner 2:	
Owner 3:	
Street 1: 32 FRANKLIN ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: SHAW MICHAEL J/MARY V -	
Owner 2: -	
Street 1: 32 FRANKLIN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1850, having primarily Vinyl Exterior and 2085 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5439	Sq. Ft.	Site			0	80.	1.07	1									466,536						466,500	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					32100
104	5439.000	448,200	800	466,500	915,500					GIS Ref
										GIS Ref
										Insp Date
										11/10/18

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:915,500 / 915,500
915,500 / 915,500
915,500 / 915,500

User Acct
32100
GIS Ref
GIS Ref
Insp Date

13854!
PRINT
Date Time
12/29/21 23:41:45
LAST REV
Date Time
08/18/21 15:15:15
apro
3854
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT								PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
SHAW MICHAEL J/	76922-449	2/9/2021	Private			750,000	No	No		
GRAHAM PAUL & S	47117-598	3/16/2006	Family			1	No	No		
GRAHAM PAUL & S	34250-241	12/3/2001	Family			1	No	No		
GRAHAM PAUL G	27307-380	5/20/1997	Family			1	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/10/2014	640	Redo Bat	5,000						3/24/2021	SQ Mailed	MM	Mary M
4/16/2009	243	Manual	8,000						11/10/2018	MEAS&NOTICE	HS	Hanne S
7/29/1997	583		10,000					ADD DORMER	6/26/2014	Info Fm Prmt	PC	PHIL C
									2/19/2009	Meas/Inspect	163	PATRIOT
									4/27/2000	Inspected	264	PATRIOT
									3/7/2000	Measured	263	PATRIOT
									8/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	12 - Multi-Conver			Full Bath:	1	Rating:	Good															
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:	1	Rating:	Average															
Foundation:	1 - Concrete			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good															
Color:	WHITE			A Kits:	1	Rating:	Good															
View / Desir:				Frl:		Rating:																
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C - Average			CONDOS INFORMATION																		
Year Blt:	1850	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:	G15	Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal	2 - Plaster			Functional:				Interior:	1	6	3											
Sec Int Wall:		%		Economic:				Additions:	1	3	1											
Partition:	T - Typical			Special:				Kitchen:														
Prim Floors:	4 - Carpet			Override:				Baths:														
Sec Floors:		%		Total:	26.4	%		Plumbing:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	170.00			Heating:														
Bsmnt Gar:				Size Adj.:	1.15359712			General:	2	9	4											
Electric:	3 - Typical			Const Adj.:	0.99000001			COMPARABLE SALES														
Insulation:	2 - Typical			Adj \$ / SQ:	194.150			Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext:	S			Other Features:	120500																	
Heat Fuel:	2 - Gas			Grade Factor:	1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	608944				Juris. Factor:	1.00	Before Depr:	194.15										
% Com Wal		% Sprinkled		Depreciation:	160761				Special Features:	0	Val/Su Net:	121.43										
				Deprecated Total:	448183				Final Total:	448200	Val/Su SzAd:	214.96										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0007-0006.B												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
7	Pool A-C	D	Y	1 20		A	AV	1990		53.13	T	23.2	104				800		800			
2	Frame Shed	D	Y	1 8X12		A	AV	1990		0.00	T	23.2	104									
More: N		Total Yard Items:	800	Total Special Features:					Total:													

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 9 BRs: 4 Baths: 1 HB: 1

22 WDK (176)

7 FFL (63) 9 HST FFL BMT (240)

8 10 18 FFL BMT (234)

11 6 12 TQS FFL BMT (816)

1 5 18 EFP (108)

19 4 8 EFP (32)

6 34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,353	194.150	262,685						
BMT	Basement	1,290	58.250	75,136						
TQS	3/4 Story	612	194.150	118,820						
WDK	Deck	176	11.570	2,035						
EFP	Enclos Porch	140	46.200	6,469						
HST	Half Story	120	194.150	23,298						
	Net Sketched Area:	3,691	Total:	488,443						
Size Ad	2085	Gross Area	4015	FinArea	2085					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc